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# RERA Document

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**AREA STATEMENT - ASHIANA VATSALYA PHASE II** **DATE : 19.08.2025**

**ASHIANA VATSALYA PHASE II comprising of Tower 2 (Wing D & E) having G+14 floors.**

**Situated at Plot No. 23/2 Pt, Comprised in Survey Numbers :- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 Of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District situated at Paranur Village , Chengalpet Taluk, District Chengalpet Tamil Nadu, Pin Code : 603002.**

| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| 1 | Magnolia 1 | T- 2 / Wing D | 19 | Ground Floor | M1-019 | 2BHK 2T (Type C) | 77.67 | 8.15 | 7.1 | 22.76 | 108.58 | 68.52 | | |
| 2 | Magnolia 1 | T- 2 / Wing D | 23 | Ground Floor | M1-023 | 2BHK 2T (Type C) | 77.67 | 8.15 | 7.1 | 22.76 | 108.58 | 68.52 | | |
| 3 | Magnolia 1 | T- 2 / Wing E | 25 | Ground Floor | M1-025 | 2BHK 2T (Type C) | 77.67 | 8.15 | 7.1 | 22.76 | 108.58 | 68.52 | | |
| 4 | Magnolia 1 | T- 2 / Wing E | 29 | Ground Floor | M1-029 | 2BHK 2T (Type C) | 77.67 | 8.15 | 7.1 | 22.76 | 108.58 | 68.52 | | |
| 5 | Magnolia 1 | T- 2 / Wing D | 19 | 1st Floor | M1-119 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 6 | Lavender | T- 2 / Wing D | 20 | 1st Floor | L-120 | 3 BHK (Type A) | 97.01 | 8.66 | | 27.90 | 133.57 | 84.37 | | |
| 7 | Vrinda | T- 2 / Wing D | 21 | 1st Floor | V-121 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 8 | Vrinda | T- 2 / Wing D | 22 | 1st Floor | V-122 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 9 | Magnolia 1 | T- 2 / Wing D | 23 | 1st Floor | M1-123 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 10 | Magnolia 2 | T- 2 / Wing D | 24 | 1st Floor | M2-124 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 11 | Magnolia 1 | T- 2 / Wing E | 25 | 1st Floor | M1-125 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 12 | Magnolia 2 | T- 2 / Wing E | 26 | 1st Floor | M2-126 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 13 | Vrinda | T- 2 / Wing E | 27 | 1st Floor | V-127 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 14 | Vrinda | T- 2 / Wing E | 28 | 1st Floor | V-128 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 15 | Magnolia 1 | T- 2 / Wing E | 29 | 1st Floor | M1-291 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 16 | Lavender | T- 2 / Wing E | 30 | 1st Floor | L-130 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.90 | 133.57 | 84.37 | | |
| 17 | Magnolia 1 | T- 2 / Wing D | 19 | 2nd Floor | M1-219 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 18 | Lavender | T- 2 / Wing D | 20 | 2nd Floor | L-220 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.90 | 133.57 | 84.37 | | |
| 19 | Vrinda | T- 2 / Wing D | 21 | 2nd Floor | V-221 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 20 | Vrinda | T- 2 / Wing D | 22 | 2nd Floor | V-222 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 21 | Magnolia 1 | T- 2 / Wing D | 23 | 2nd Floor | M1-223 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 22 | Magnolia 2 | T- 2 / Wing D | 24 | 2nd Floor | M2-224 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 23 | Magnolia 1 | T- 2 / Wing E | 25 | 2nd Floor | M1-225 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 24 | Magnolia 2 | T- 2 / Wing E | 26 | 2nd Floor | M2-226 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 25 | Vrinda | T- 2 / Wing E | 27 | 2nd Floor | V-227 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |

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For ASHIANA HOUSING LTD.

Authorised Signatory

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**ASHIANA VATSALYA PHASE II comprising of Tower 2 (Wing D & E) having G+14 floors.**

**Situated at Plot No. 23/2 Pt, Comprised in Survey Numbers :- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 Of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District situated at Paranur Village , Chengalpet Taluk, District Chengalpet Tamil Nadu, Pin Code : 603002.**

| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| 26 | Vrinda | T- 2 / Wing E | 28 | 2nd Floor | V-228 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 27 | Magnolia 1 | T- 2 / Wing E | 29 | 2nd Floor | M1-229 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 28 | Lavender | T- 2 / Wing E | 30 | 2nd Floor | L-230 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.90 | 133.57 | 84.37 | | |
| 29 | Magnolia 1 | T- 2 / Wing D | 19 | 3rd Floor | M1-319 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 30 | Lavender | T- 2 / Wing D | 20 | 3rd Floor | L-320 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.90 | 133.57 | 84.37 | | |
| 31 | Vrinda | T- 2 / Wing D | 21 | 3rd Floor | V-321 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 32 | Vrinda | T- 2 / Wing D | 22 | 3rd Floor | V-322 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 33 | Magnolia 1 | T- 2 / Wing D | 23 | 3rd Floor | M1-323 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 34 | Magnolia 2 | T- 2 / Wing D | 24 | 3rd Floor | M2-324 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 35 | Magnolia 1 | T- 2 / Wing E | 25 | 3rd Floor | M1-325 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 36 | Magnolia 2 | T- 2 / Wing E | 26 | 3rd Floor | M2-326 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 37 | Vrinda | T- 2 / Wing E | 27 | 3rd Floor | V-327 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 38 | Vrinda | T- 2 / Wing E | 28 | 3rd Floor | V-328 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 39 | Magnolia 1 | T- 2 / Wing E | 29 | 3rd Floor | M1-329 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 40 | Lavender | T- 2 / Wing E | 30 | 3rd Floor | L-330 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.90 | 133.57 | 84.37 | | |
| 41 | Magnolia 1 | T- 2 / Wing D | 19 | 4th Floor | M1-419 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 42 | Lavender | T- 2 / Wing D | 20 | 4th Floor | L-420 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 43 | Vrinda | T- 2 / Wing D | 21 | 4th Floor | V-421 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 44 | Vrinda | T- 2 / Wing D | 22 | 4th Floor | V-422 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 45 | Magnolia 1 | T- 2 / Wing D | 23 | 4th Floor | M1-423 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 46 | Magnolia 2 | T- 2 / Wing D | 24 | 4th Floor | M2-424 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 47 | Magnolia 1 | T- 2 / Wing E | 25 | 4th Floor | M1-425 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 48 | Magnolia 2 | T- 2 / Wing E | 26 | 4th Floor | M2-426 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 49 | Vrinda | T- 2 / Wing E | 27 | 4th Floor | V-427 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 50 | Vrinda | T- 2 / Wing E | 28 | 4th Floor | V-428 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |

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For ASHIANA HOUSING LTD.

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| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| 51 | Magnolia 1 | T- 2 / Wing E | 29 | 4th Floor | M1-429 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 52 | Lavender | T- 2 / Wing E | 30 | 4th Floor | L-430 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 53 | Magnolia 1 | T- 2 / Wing D | 19 | 5th Floor | M1-519 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 54 | Lavender | T- 2 / Wing D | 20 | 5th Floor | L-520 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 55 | Vrinda | T- 2 / Wing D | 21 | 5th Floor | V-521 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 56 | Vrinda | T- 2 / Wing D | 22 | 5th Floor | V-522 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 57 | Magnolia 1 | T- 2 / Wing D | 23 | 5th Floor | M1-523 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 58 | Magnolia 2 | T- 2 / Wing D | 24 | 5th Floor | M2-524 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 59 | Magnolia 1 | T- 2 / Wing E | 25 | 5th Floor | M1-525 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 60 | Magnolia 2 | T- 2 / Wing E | 26 | 5th Floor | M2-526 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 61 | Vrinda | T- 2 / Wing E | 27 | 5th Floor | V-527 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 62 | Vrinda | T- 2 / Wing E | 28 | 5th Floor | V-528 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 63 | Magnolia 1 | T- 2 / Wing E | 29 | 5th Floor | M1-529 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 64 | Lavender | T- 2 / Wing E | 30 | 5th Floor | L-530 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 65 | Magnolia 1 | T- 2 / Wing D | 19 | 6th Floor | M1-619 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 66 | Lavender | T- 2 / Wing D | 20 | 6th Floor | L-620 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 67 | Vrinda | T- 2 / Wing D | 21 | 6th Floor | V-621 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 68 | Vrinda | T- 2 / Wing D | 22 | 6th Floor | V-622 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 69 | Magnolia 1 | T- 2 / Wing D | 23 | 6th Floor | M1-623 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 70 | Magnolia 2 | T- 2 / Wing D | 24 | 6th Floor | M2-624 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 71 | Magnolia 1 | T- 2 / Wing E | 25 | 6th Floor | M1-625 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 72 | Magnolia 2 | T- 2 / Wing E | 26 | 6th Floor | M2-626 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 73 | Vrinda | T- 2 / Wing E | 27 | 6th Floor | V-627 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 74 | Vrinda | T- 2 / Wing E | 28 | 6th Floor | V-628 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 75 | Magnolia 1 | T- 2 / Wing E | 29 | 6th Floor | M1-629 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |

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| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| 76 | Lavender | T- 2 / Wing E | 30 | 6th Floor | L-630 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 77 | Magnolia 1 | T- 2 / Wing D | 19 | 7th Floor | M1-719 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 78 | Lavender | T- 2 / Wing D | 20 | 7th Floor | L-720 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 79 | Vrinda | T- 2 / Wing D | 21 | 7th Floor | V-721 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 80 | Vrinda | T- 2 / Wing D | 22 | 7th Floor | V-722 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 81 | Magnolia 1 | T- 2 / Wing D | 23 | 7th Floor | M1-723 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 82 | Magnolia 2 | T- 2 / Wing D | 24 | 7th Floor | M2-724 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 83 | Magnolia 1 | T- 2 / Wing E | 25 | 7th Floor | M1-725 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 84 | Magnolia 2 | T- 2 / Wing E | 26 | 7th Floor | M2-726 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 85 | Vrinda | T- 2 / Wing E | 27 | 7th Floor | V-727 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 86 | Vrinda | T- 2 / Wing E | 28 | 7th Floor | V-728 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 87 | Magnolia 1 | T- 2 / Wing E | 29 | 7th Floor | M1-729 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 88 | Lavender | T- 2 / Wing E | 30 | 7th Floor | L-730 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | 46 | 22 |
| 89 | Magnolia 1 | T- 2 / Wing D | 19 | 8th Floor | M1-819 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 90 | Lavender | T- 2 / Wing D | 20 | 8th Floor | L-820 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 91 | Vrinda | T- 2 / Wing D | 21 | 8th Floor | V-821 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 92 | Vrinda | T- 2 / Wing D | 22 | 8th Floor | V-822 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 93 | Magnolia 1 | T- 2 / Wing D | 23 | 8th Floor | M1-823 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 94 | Magnolia 2 | T- 2 / Wing D | 24 | 8th Floor | M2-824 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 95 | Magnolia 1 | T- 2 / Wing E | 25 | 8th Floor | M1-825 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 96 | Magnolia 2 | T- 2 / Wing E | 26 | 8th Floor | M2-826 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 97 | Vrinda | T- 2 / Wing E | 27 | 8th Floor | V-827 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 98 | Vrinda | T- 2 / Wing E | 28 | 8th Floor | V-828 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 99 | Magnolia 1 | T- 2 / Wing E | 29 | 8th Floor | M1-829 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 100 | Lavender | T- 2 / Wing E | 30 | 8th Floor | L-830 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |

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For ASHIANA HOUSING LTD.

Authorised Signatory

AREA STATEMENT - ASHIANA VATSALYA PHASE II

DATE : 19.08.2025

ASHIANA VATSALYA PHASE II comprising of Tower 2 (Wing D & E) having G+14 floors.

Situated at Plot No. 23/2 Pt, Comprised in Survey Numbers :- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 Of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District situated at Paranur Village , Chengalpet Taluk, District Chengalpet Tamil Nadu, Pin Code : 603002.

| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| 101 | Magnolia 1 | T- 2 / Wing D | 19 | 9th Floor | M1-919 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 102 | Lavender | T- 2 / Wing D | 20 | 9th Floor | L-920 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 103 | Vrinda | T- 2 / Wing D | 21 | 9th Floor | V-921 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 104 | Vrinda | T- 2 / Wing D | 22 | 9th Floor | V-922 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 105 | Magnolia 1 | T- 2 / Wing D | 23 | 9th Floor | M1-923 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 106 | Magnolia 2 | T- 2 / Wing D | 24 | 9th Floor | M2-924 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 107 | Magnolia 1 | T- 2 / Wing E | 25 | 9th Floor | M1-925 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 108 | Magnolia 2 | T- 2 / Wing E | 26 | 9th Floor | M2-926 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 109 | Vrinda | T- 2 / Wing E | 27 | 9th Floor | V-927 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 110 | Vrinda | T- 2 / Wing E | 28 | 9th Floor | V-928 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 111 | Magnolia 1 | T- 2 / Wing E | 29 | 9th Floor | M1-929 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 112 | Lavender | T- 2 / Wing E | 30 | 9th Floor | L-930 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 113 | Magnolia 1 | T- 2 / Wing D | 19 | 10th Floor | M1-1019 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 114 | Lavender | T- 2 / Wing D | 20 | 10th Floor | L-1020 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 115 | Vrinda | T- 2 / Wing D | 21 | 10th Floor | V-1021 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 116 | Vrinda | T- 2 / Wing D | 22 | 10th Floor | V-1022 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 117 | Magnolia 1 | T- 2 / Wing D | 23 | 10th Floor | M1-1023 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 118 | Magnolia 2 | T- 2 / Wing D | 24 | 10th Floor | M2-1024 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 119 | Magnolia 1 | T- 2 / Wing E | 25 | 10th Floor | M1-1025 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 120 | Magnolia 2 | T- 2 / Wing E | 26 | 10th Floor | M2-1026 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 121 | Vrinda | T- 2 / Wing E | 27 | 10th Floor | V-1027 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 122 | Vrinda | T- 2 / Wing E | 28 | 10th Floor | V-1028 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 123 | Magnolia 1 | T- 2 / Wing E | 29 | 10th Floor | M1-1029 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 124 | Lavender | T- 2 / Wing E | 30 | 10th Floor | L-1030 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 125 | Magnolia 1 | T- 2 / Wing D | 19 | 11th Floor | M1-1119 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |

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Authorised Signatory

AREA STATEMENT - ASHIANA VATSALYA PHASE II DATE : 19.08.2025

ASHIANA VATSALYA PHASE II comprising of Tower 2 (Wing D & E) having G+14 floors.

Situated at Plot No. 23/2 Pt, Comprised in Survey Numbers :- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 Of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District situated at Paranur Village , Chengalpet Taluk, District Chengalpet Tamil Nadu, Pin Code : 603002.

| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| 126 | Lavender | T- 2 / Wing D | 20 | 11th Floor | L-1120 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 127 | Vrinda | T- 2 / Wing D | 21 | 11th Floor | V-1121 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 128 | Vrinda | T- 2 / Wing D | 22 | 11th Floor | V-1122 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 129 | Magnolia 1 | T- 2 / Wing D | 23 | 11th Floor | M1-1123 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 130 | Magnolia 2 | T- 2 / Wing D | 24 | 11th Floor | M2-1124 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 131 | Magnolia 1 | T- 2 / Wing E | 25 | 11th Floor | M1-1125 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 132 | Magnolia 2 | T- 2 / Wing E | 26 | 11th Floor | M2-1126 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 133 | Vrinda | T- 2 / Wing E | 27 | 11th Floor | V-1127 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 134 | Vrinda | T- 2 / Wing E | 28 | 11th Floor | V-1128 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 135 | Magnolia 1 | T- 2 / Wing E | 29 | 11th Floor | M1-1129 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 136 | Lavender | T- 2 / Wing E | 30 | 11th Floor | L-1130 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 137 | Magnolia 1 | T- 2 / Wing D | 19 | 12th Floor | M1-1219 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 138 | Lavender | T- 2 / Wing D | 20 | 12th Floor | L-1220 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 139 | Vrinda | T- 2 / Wing D | 21 | 12th Floor | V-1221 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 140 | Vrinda | T- 2 / Wing D | 22 | 12th Floor | V-1222 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 141 | Magnolia 1 | T- 2 / Wing D | 23 | 12th Floor | M1-1223 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 142 | Magnolia 2 | T- 2 / Wing D | 24 | 12th Floor | M2-1224 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 143 | Magnolia 1 | T- 2 / Wing E | 25 | 12th Floor | M1-1225 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 144 | Magnolia 2 | T- 2 / Wing E | 26 | 12th Floor | M2-1226 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 145 | Vrinda | T- 2 / Wing E | 27 | 12th Floor | V-1227 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 146 | Vrinda | T- 2 / Wing E | 28 | 12th Floor | V-1228 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 147 | Magnolia 1 | T- 2 / Wing E | 29 | 12th Floor | M1-1229 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 148 | Lavender | T- 2 / Wing E | 30 | 12th Floor | L-1230 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 149 | Magnolia 1 | T- 2 / Wing D | 19 | 13th Floor | M1-1319 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 150 | Lavender | T- 2 / Wing D | 20 | 13th Floor | L-1320 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |

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Authorised Signatory

**AREA STATEMENT - ASHIANA VATSALYA PHASE II** **DATE : 19.08.2025**

**ASHIANA VATSALYA PHASE II comprising of Tower 2 (Wing D & E) having G+14 floors.**

**Situated at Plot No. 23/2 Pt, Comprised in Survey Numbers :- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 Of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District situated at Paranur Village , Chengalpet Taluk, District Chengalpet Tamil Nadu, Pin Code : 603002.**

| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| 151 | Vrinda | T- 2 / Wing D | 21 | 13th Floor | V-1321 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 152 | Vrinda | T- 2 / Wing D | 22 | 13th Floor | V-1322 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 153 | Magnolia 1 | T- 2 / Wing D | 23 | 13th Floor | M1-1323 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 154 | Magnolia 2 | T- 2 / Wing D | 24 | 13th Floor | M2-1324 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 155 | Magnolia 1 | T- 2 / Wing E | 25 | 13th Floor | M1-1325 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 156 | Magnolia 2 | T- 2 / Wing E | 26 | 13th Floor | M2-1326 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 157 | Vrinda | T- 2 / Wing E | 27 | 13th Floor | V-1327 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 158 | Vrinda | T- 2 / Wing E | 28 | 13th Floor | V-1328 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 159 | Magnolia 1 | T- 2 / Wing E | 29 | 13th Floor | M1-1329 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 160 | Lavender | T- 2 / Wing E | 30 | 13th Floor | L-1330 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 161 | Magnolia 1 | T- 2 / Wing D | 19 | 14th Floor | M1-1419 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 162 | Lavender | T- 2 / Wing D | 20 | 14th Floor | L-1420 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| 163 | Vrinda | T- 2 / Wing D | 21 | 14th Floor | V-1421 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 164 | Vrinda | T- 2 / Wing D | 22 | 14th Floor | V-1422 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 165 | Magnolia 1 | T- 2 / Wing D | 23 | 14th Floor | M1-1423 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 166 | Magnolia 2 | T- 2 / Wing D | 24 | 14th Floor | M2-1424 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 22.76 | 107.75 | 67.86 | | |
| 167 | Magnolia 1 | T- 2 / Wing E | 25 | 14th Floor | M1-1425 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 168 | Magnolia 2 | T- 2 / Wing E | 26 | 14th Floor | M2-1426 | 2 BHK 2 T (Type B) | 77.16 | 7.83 | - | 16.24 | 101.23 | 67.86 | | |
| 169 | Vrinda | T- 2 / Wing E | 27 | 14th Floor | V-1427 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 170 | Vrinda | T- 2 / Wing E | 28 | 14th Floor | V-1428 | 1 BHK ( Type D) | 51.56 | 8.37 | - | 16.24 | 76.17 | 47.85 | | |
| 171 | Magnolia 1 | T- 2 / Wing E | 29 | 14th Floor | M1-1429 | 2BHK 2T (Type C) | 77.67 | 8.15 | - | 22.76 | 108.58 | 68.52 | | |
| 172 | Lavender | T- 2 / Wing E | 30 | 14th Floor | L-1430 | 3 BHK (Type A) | 97.01 | 8.66 | - | 27.9 | 133.57 | 84.37 | | |
| | | | | | **TOTAL** | | **12424.24** | **1419.36** | | **3687.00** | **17530.60** | **11053.24** | **46** | **22** |
| | | | | | | | | | | | | | | |
| Visitor Parking | | | | | | | | | | | | | 7 | |

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AREA STATEMENT - ASHIANA VATSALYA PHASE II

DATE : 19.08.2025

ASHIANA VATSALYA PHASE II comprising of Tower 2 (Wing D & E) having G+14 floors.

Situated at Plot No. 23/2 Pt, Comprised in Survey Numbers :- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 Of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District situated at Paranur Village , Chengalpet Taluk, District Chengalpet Tamil Nadu, Pin Code : 603002.

| S.No | Unit Name | Block | Wing | Floor | Flat No. | Type of Dwelling Unit | RERA Carpet Area (Sec 2(k) (Sq.m) (A) | Balcony Area (Sq.m) (B) | Exclusive Verandah/Utility/Service/ Open Terrace (Sqm) | Proportionate Common Area (Sq.m) (C ) | Total Area (Sqm) (A+B+C) | UDS land (Sqm) | Car Parking | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Open | Covered |
| Handicap Parking | | | | | | | | | | | | | 1 | |

Note:

1. Covered car parking spaces will be earmarked by the Promoter for certain 3 BHK and 2 BHK units at the time of booking first come first serve on demand basis.
2. As the Project falls under the jurisdiction of Panchayat, it is required that every 2 units having area more than 75sqm. should be provided 1 car parking.
3. Club house excluding departmental store and salon is a common facility and accordingly while calculating UDS for the units land on which club is developed is also included. Land Area of club house has been included in the UDS of all the units in the Whole Project

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For ASHIANA HOUSING LTD.

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**ASHIANA VATSALYA ABSTRACT** **DATE : 19.08.2025**

**ASHIANA VATSALYA PHASE II comprising of Tower 2 (Wing D & E) having G+14 floors.**

**Situated at Plot No. 23/2 Pt. Comprised in Survey Numbers :- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT,164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 Of Paranur Village, Veerapuram Panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District situated at Paranur Village , Chengalpet Taluk, District Chengalpet Tamil Nadu, Pin Code : 603002.**

| Sl.No | Block | Building / Tower Name | Block | Floor no | Flat No | No. of Dwelling Units | RERA Carpet area (sec 2(k)) (Sq.m) | Exclusive Balcony (Sq.m) | Exclusive Verancah / ultility / service / open terrace sq.m | Proportionate common area (Sq.m) | Total area (Sq.m) | UDS LAND AREA (SQ.M) | CAR PARKING | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Covered | Open |
| 1 | Tower 1 (Phase 1) | Vrinda 1 BHK | 1 | NA | NA | 84 | 4331 | 703 | 0 | 1368 | 6402 | 3512 | 115 | 33 |
| 2 | | Magnolia1- Type A - 2 BHK | 1 | NA | NA | 84 | 6524 | 685 | 0 | 1910 | 9119 | 5029 | | |
| 3 | | Magnolia1- Type B- 2bhk | 1 | NA | NA | 6 | 466 | 49 | 0 | 136 | 651 | 359 | | |
| 4 | | Magnolia 2 - 2 bhk | 1 | NA | NA | 56 | 4321 | 438 | 0 | 1273 | 6033 | 3320 | | |
| 5 | | Lavender - 3bhk | 1 | NA | NA | 28 | 2716 | 242 | 0 | 776 | 3735 | 2064 | | |
| 6 | Departmental Store | | NA | NA | NA | 1 | 78 | 0 | 0 | 0 | 78 | 54 | 0 | 0 |
| **Total A** | | | | | | **259** | **18437** | **2118** | | **5464** | **26018** | **13409** | **115** | **33** |
| | Tower 2 (Phase -2) | Vrinda 1 BHK | 1 | NA | NA | 56 | 2887 | 469 | 0 | 909 | 4266 | 2680 | 22 | 46 |
| | | Magnolia1- Type A - 2 BHK | 1 | NA | NA | 56 | 4350 | 456 | 0 | 1275 | 6080 | 3837 | | |
| | | Magnolia1- Type B- 2bhk | 1 | NA | NA | 4 | 311 | 33 | 0 | 91 | 434 | 274 | | |
| | | Magnolia 2 - 2 bhk | 1 | NA | NA | 28 | 2160 | 219 | 0 | 637 | 3017 | 1900 | | |
| | | Lavender - 3bhk | 1 | NA | NA | 28 | 2716 | 242 | 0 | 781 | 3740 | 2362 | | |
| **Total B** | | | | | | **172** | **12424** | **1419** | | **3694** | **17537** | **11053** | **22** | **46** |
| | Tower 5 (Phase -2) | Vrinda 1 BHK | 1 | NA | NA | 56 | 2887 | 469 | 0 | 909 | 4266 | 2680 | 32 | 42 |
| | | Magnolia1- Type A - 2 BHK | 1 | NA | NA | 56 | 4350 | 456 | 0 | 1275 | 6080 | 3837 | | |
| | | Magnolia1- Type B- 2bhk | 1 | NA | NA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | Magnolia 2 - 2 bhk | 1 | NA | NA | 28 | 2160 | 219 | 0 | 637 | 3017 | 1900 | | |
| | | Lavender - 3bhk | 1 | NA | NA | 28 | 2716 | 242 | 0 | 781 | 3740 | 2362 | | |
| **Total C** | | | | | | **168** | **12114** | **1387** | **0** | **3602** | **17103** | **10779** | **32** | **42** |
| **Salon** | | | | | | NA | 33.92 | NA | NA | NA | NA | 27.08 | | |
| **Club House including swimming pool, part of deck area, etc. (Future Development)** | | | | | | NA | NA | NA | NA | NA | NA | 2455 | | |
| **Future Development** | | | | | | NA | NA | NA | NA | NA | NA | 34693 | | |
| **TOTAL** | | | | | | **340** | **43008** | **4924** | **0** | **12760** | **60658** | **72416** | **169** | **121** |

**Note:**

**1. Covered car parking spaces will be earmarked by the Promoter for certain 3 BHK and 2 BHK units at the time of booking first come first serve on demand basis.**

**2. As the Project falls under the jurisdiction of Panchayat, it is required that every 2 units having area more than 75sqm. should be provided 1 car parking.**

**3. Visitor Parking nos for Ashiana Vatsalya Phase 1, Phase 2 and Phase 3 is 15, 7 and 8 respectively.**

**4. Club house excluding departmental store and salon is a common facility and accordingly while calculating UDS for the units land on which club is developed is also included. Land Area of club house has been included in the UDS of all the units in the Whole Project**

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For ASHIANA HOUSING LTD.

Authorised Signatory

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.